

NOTES:

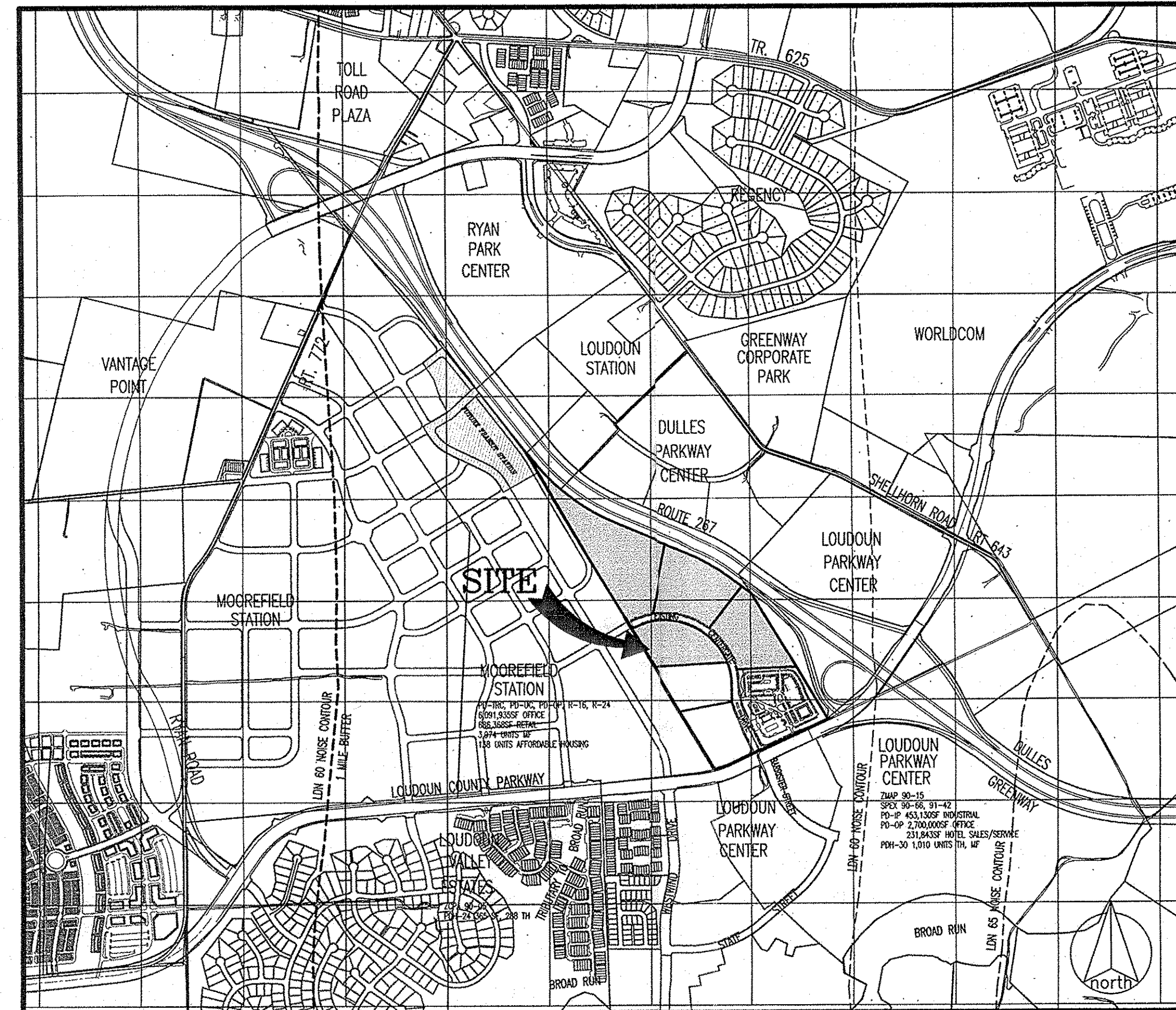
1. THE BOUNDARY INFORMATION SHOWN IS BASED ON A LOUDOUN COUNTY PCT MAP 089, THE PROPERTIES LISTED IN NOTE 2 ARE FOUND AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA (D.B. 2195, PG 406).
2. THIS SITE IS DELINEATED ON TAX ASSESSMENT MAP NO. 93 (10), LOTS 8, 9, 10 & 12. (MCPI #089.26.7927, 089.27.5311, 089.17.9862 & 089.17.2256)
3. THIS PROPERTY IS CURRENTLY ZONED PD-OP AND PD-IP AND IS WITHIN ONE MILE BUFFER PORTION OF THE AIRPORT IMPACT OVERLAY DISTRICT. THE PROPERTY IS ALSO SUBJECT TO THE F.O.D. (FLOODPLAIN OVERLAY DISTRICT).
4. BASED ON LOUDOUN COUNTY ASSESSMENT FOR REAL PROPERTY, THE TOTAL AREA OF THE SITE IS APPROXIMATELY 40.25 ACRES. THE PROPOSED USE IS MIXED USE, RESIDENTIAL AND COMMERCIAL (PD-TRC).
5. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM LOUDOUN COUNTY PCT MAP 089. CONTOUR INTERVAL IS 5 FEET. ALL ELEVATIONS ARE BASED ON U.S.G.S. OR U.S.C. & G.S. MEAN SEA LEVEL DATUM.
6. THE SITE WILL BE SERVED BY PUBLIC WATER SYSTEM AND A PUBLIC SEWER SYSTEM.
7. 100-YEAR FLOODPLAIN SHOWN HEREON IS BASED ON THE FLOODPLAIN MAP OF LOUDOUN COUNTY. APPLICATION SHALL COMPLY WITH REQUIREMENTS SET FORTH IN SECTION 4-1500 OF THE ORDINANCE.
8. SOILS INFORMATION IS BASED ON THE LOUDOUN COUNTY SOILS OVERLAY MAPS.
9. ALL PUBLIC STREETS SHOWN SHALL BE CONTAINED WITHIN A DEDICATED PUBLIC RIGHT-OF-WAY.
10. AN ARCHEOLOGICAL SURVEY DATED 04/03 WAS PERFORMED BY THUNDERBIRD ARCHEOLOGICAL ASSOCIATES, INC. BASED ON THIS SURVEY, NO ARCHEOLOGICAL, NATURAL OR HISTORIC FEATURES, CEMETERIES AND HISTORIC LANDMARKS WERE IDENTIFIED ON THE SITE.
11. A TRAFFIC IMPACT MEMO WAS PREPARED BY GROVE/SLADE ASSOCIATES INC, DATED NOVEMBER 8, 2005.
12. EXISTING WETLANDS HAVE BEEN DELINEATED BY WSSI AND WILL BE SUBJECT TO VERIFICATION BY THE USCOE. NO OTHER FEDERAL OR STATE PERMITS OR CONDITIONS ARE KNOWN TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY.
13. ALL CONSTRUCTION SHALL CONFORM TO CURRENT LOUDOUN COUNTY, LCSA, AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE MODIFIED BY THIS APPLICATION.
14. STORMWATER MANAGEMENT/BMP SHALL BE PROVIDED IN ACCORDANCE WITH THE FACILITY STANDARDS MANUAL IN EFFECT AT THE TIME OF ACCEPTANCE OF THE CONSTRUCTION PLANS AND PROFILES.
15. TREE SAVE AND/OR TREE PLANTING AND REPLACEMENT TO CONFORM TO THE LOUDOUN COUNTY FSM SECTION 7.300 AND SECTION 5-1300 OF THE REVISED 1993 ZONING ORDINANCE. A TREE STAND EVALUATION WAS PREPARED BY WSSI.
16. SUBDIVISION STREET INTERSECTION LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH LOUDOUN COUNTY FSM SECTION 7-100.
17. ALL OPEN SPACE TO BE OWNED AND TO BE THE MAINTENANCE RESPONSIBILITY OF THE EXISTING PROPERTY OWNERS ASSOCIATION, AND THE POA IS TO BE ESTABLISHED (AMENDED) PRIOR TO APPROVAL OF THE FIRST RECORD PLAT.
18. ANY AND ALL EXISTING WELLS AND OR SEPTIC SYSTEMS MUST MEET CURRENT HEALTH DEPARTMENT STANDARDS OR SHALL BE REMOVED/ABANDONED IN ACCORDANCE WITH STATE REGULATIONS.
19. NO TOXIC SUBSTANCES OR HAZARDOUS WASTE WERE IDENTIFIED ON THE SUBJECT PROPERTY. AS DEFINED BY TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355 AND AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT.
20. ANY RESIDENTIAL STRUCTURES THAT ARE CONSTRUCTED ON POORLY DRAINED, HYDRIC SOILS SHALL IMPLEMENT THE RECOMMENDATIONS OF A GEOTECHNICAL STUDY. CLASS IV SOILS SHALL BE INDICATED ON FUTURE SUBDIVISION SUBMITTALS AND THOSE LOTS EFFECTED SHALL BE NOTED ON THE PLAT.
21. THE PROPERTY WILL BE SERVED BY THE FOLLOWING PUBLIC FACILITIES:
ELEMENTARY SCHOOL: LEGACY ES
MIDDLE SCHOOL: EAGLE RIDGE
HIGH SCHOOL: BRIAR WOODS
FIRE/RESCUE: MOOREFIELD
LIBRARY: ASHBURN
PARKS/RECREATION: BRAMBLETON REGIONAL PARK
GOVERNMENT/SOCIAL SERVICES: LOUDOUN COUNTY
22. CONSTRUCTION WILL GENERALLY BE ACCOMPLISHED IN TWO PHASES BASED ON THE AVAILABILITY OF BUS SERVICES.
23. DULLES AIRPORT NOISE ZONES ARE SHOWN PER LOUDOUN COUNTY GIS. THE PROPERTY FALLS WITHIN THE LDN-60 1-MILE BUFFER, WHICH REQUIRES DISCLOSURE TO PROSPECTIVE PURCHASERS THAT THEY ARE LOCATED WITHIN AN AREA THAT WILL BE IMPACTED BY AIRCRAFT OVERFLIGHTS AND AIRCRAFT NOISE IN ACCORDANCE WITH SECTION 4-1400 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
24. ALL PROPOSED UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDER GROUND.
25. JURISDICTIONAL WATERS AND WETLANDS DEPICTED ON THE PLAN WERE DELIMITED BY WETLAND STUDIES AND SOLUTIONS AND CONFIRMED BY THE ARMY CORPS OF ENGINEERS JD#00-80876, ISSUED ON JANUARY 9, 2006.

DULLES PARKWAY CENTER II

ZMAP 2005-0041

ZONING MAP AMENDMENT

DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA



VICINITY MAP

SCALE: 1"=1000'

OWNER/APPLICANT

MILLER & SMITH AT DULLES
PARKWAY CENTER, L.L.C.
C/O MILLER & SMITH
8401 GREENSBORO DRIVE,
SUITE 300
MCLEAN, VA 22102

William C. Miller
APPLICANT SIGNATURE

7/6/07
DATE

SHEET INDEX

1. COVER SHEET
2. CONTEXT MAP
3. CONCEPT DEVELOPMENT PLAN
4. OVERALL PEDESTRIAN & VEHICULAR CIRCULATION PLAN
5. AMENITIES PLAN
6. OPEN SPACE, STREETScape AND TYPICAL SECTIONS
7. ZONING TABULATIONS AND MODIFICATIONS
8. BUILDING ELEVATIONS
9. COMBINED LAND USE PLAN
10. EXISTING CONDITIONS

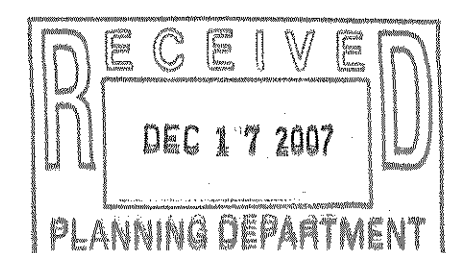
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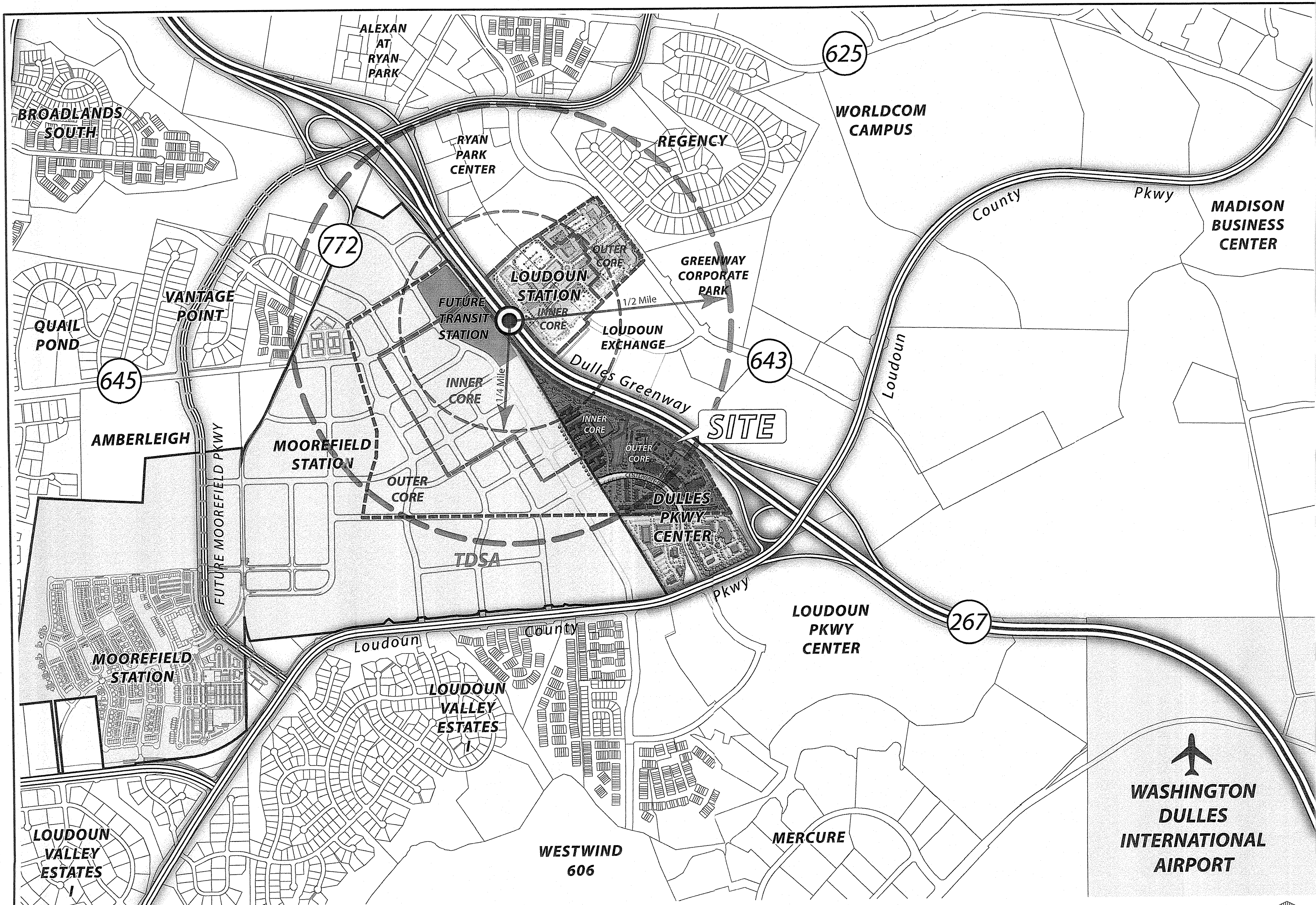
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COVER SHEET
DULLES PARKWAY CENTER II
ZONING MAP AMENDMENT
ZMAP 2005-0041
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
1/30/06	COUNTY COMMENTS
1/25/07	1ST REFERRAL COMMENTS
4/16/07	2ND REFERRAL COMMENTS
5/14/07	FOR PC HEARING
6/4/07	STAFF COMMENTS
7/6/07	CO. ATTORNEY COMMENTS

DATE	DESCRIPTION
CW	CW
DESIGN	DRAWN
SCALE	H: AS SHOWN
JOB No.	1221-01-013
DATE	NOVEMBER, 2005
FILE No.	1221-D-ZP-001





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CONTEXT MAP

DULLES PARKWAY CENTER II

ZONING MAP AMENDMENT

ZMAP 2005-0041

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
1/30/06	COUNTY COMMENTS
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5/14/07	FOR PC HEARING
6/4/07	STAFF COMMENTS
7/6/07	CO. ATTORNEY COMMENTS

DATE	DESCRIPTION
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DATE	NOVEMBER, 2005
FILE No.	1221-D-ZP-001

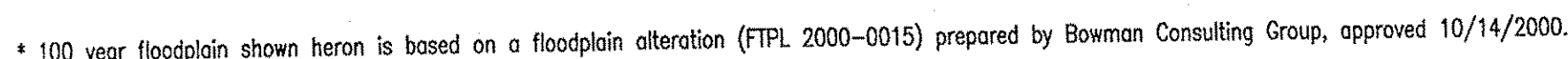
NORTH

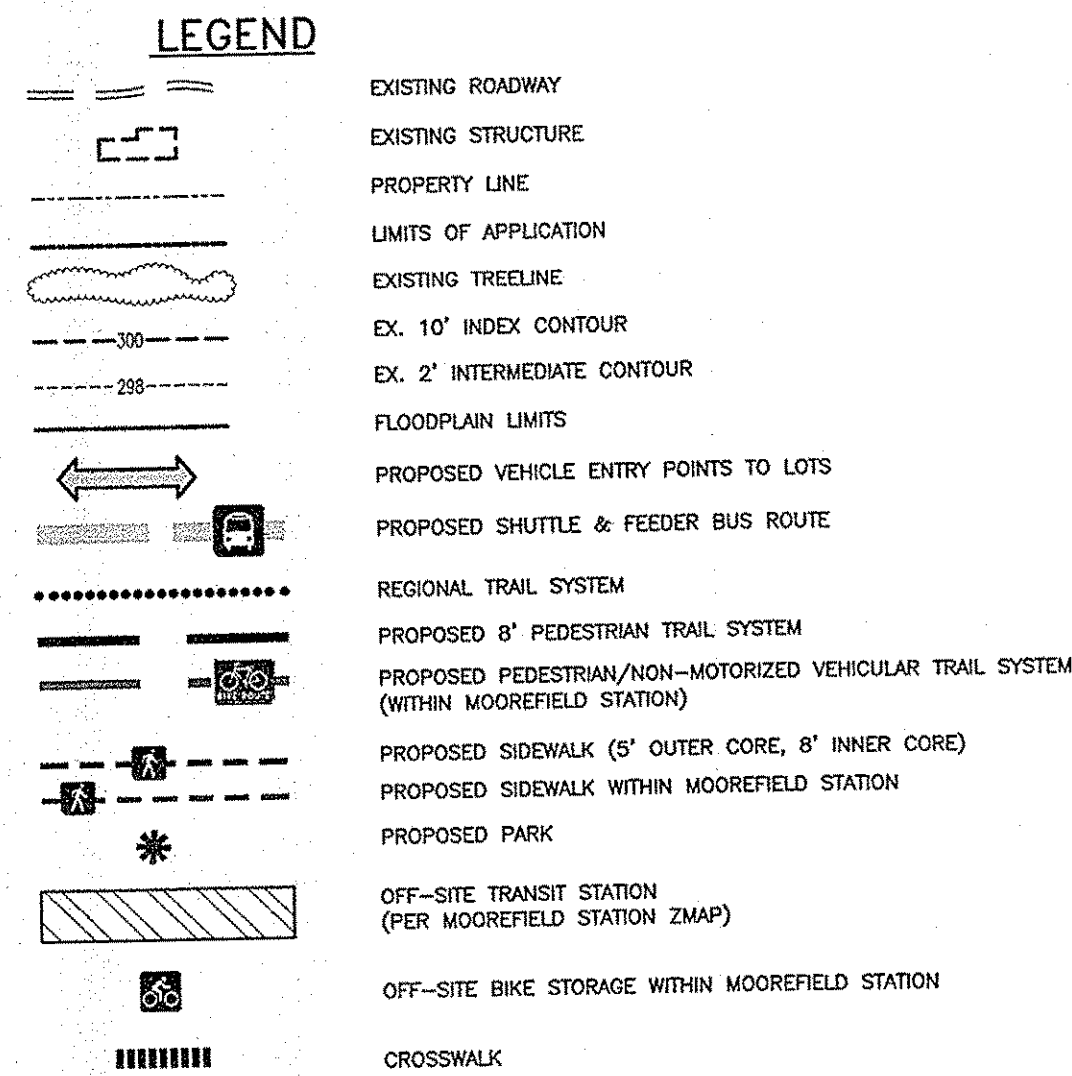
2 of 10

NOTE: SITE CONCEPT ILLUSTRATIVE IS FOR INFORMATION ONLY
TO SHOW CONNECTIVITY TO MOOREFIELD STATION.

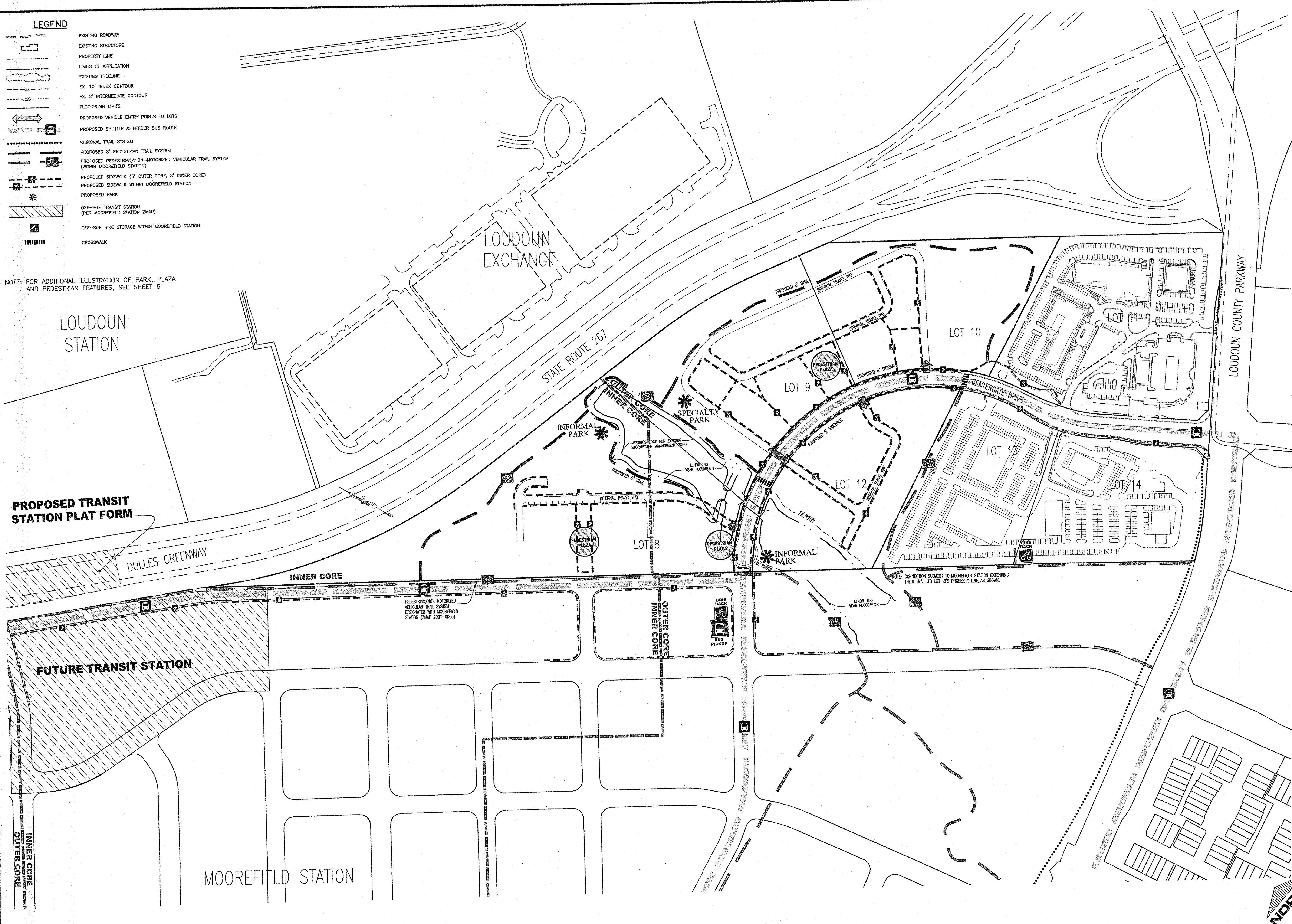
COLLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

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NOTE: FOR ADDITIONAL ILLUSTRATION OF PARK, PLAZA AND PEDESTRIAN FEATURES, SEE SHEET 6



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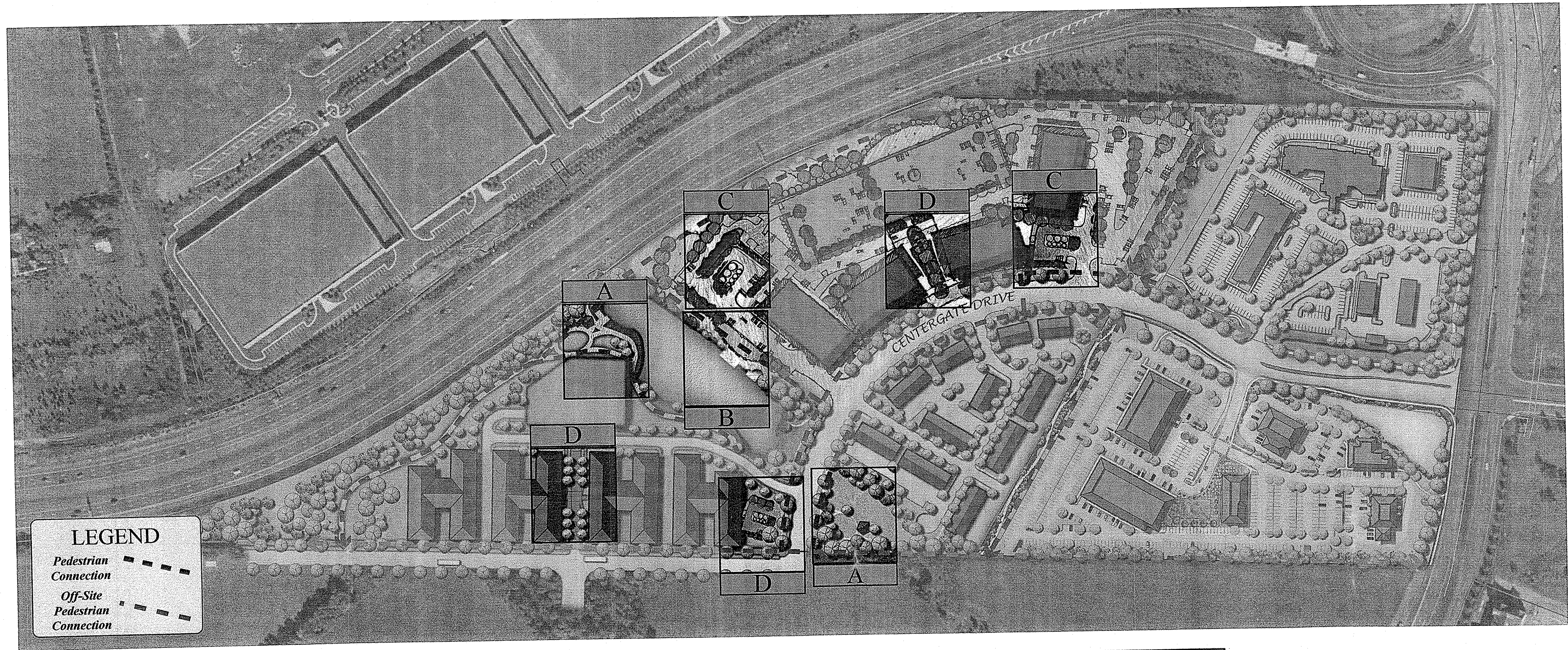
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OVERALL PEDESTRIAN AND VEHICULAR CIRCULATION PLAN
DULLES PARKWAY CENTER II
ZONING MAP AMENDMENT
ZMAP 2005-0041
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

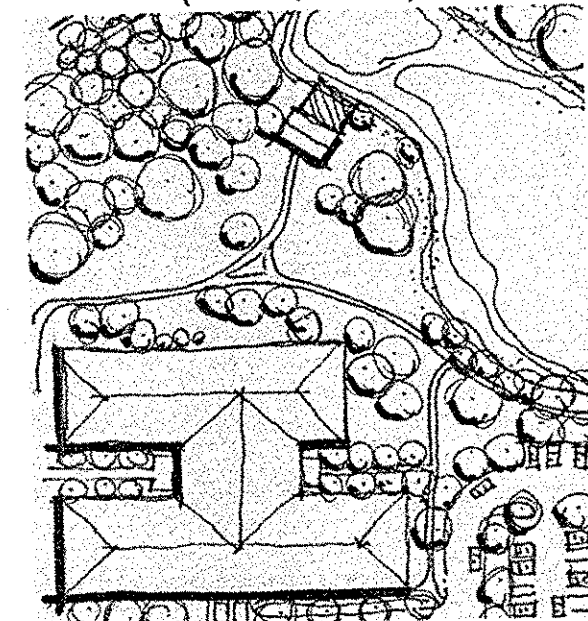
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1/25/07	1ST REFERRAL COMMENTS
4/18/07	2ND REFERRAL COMMENTS
5/14/07	FOR PC HEARING
6/4/07	STAFF COMMENTS
7/6/07	CO. ATTORNEY COMMENTS

DATE	DESCRIPTION
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SCALE	H: 1"=150'
JOB No.	1221-01-013
DATE	NOVEMBER, 2005
FILE No.	1221-D-ZP-001
SHEET	4 of 10

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A
Informal Park
(MIN. 10,000 SF)



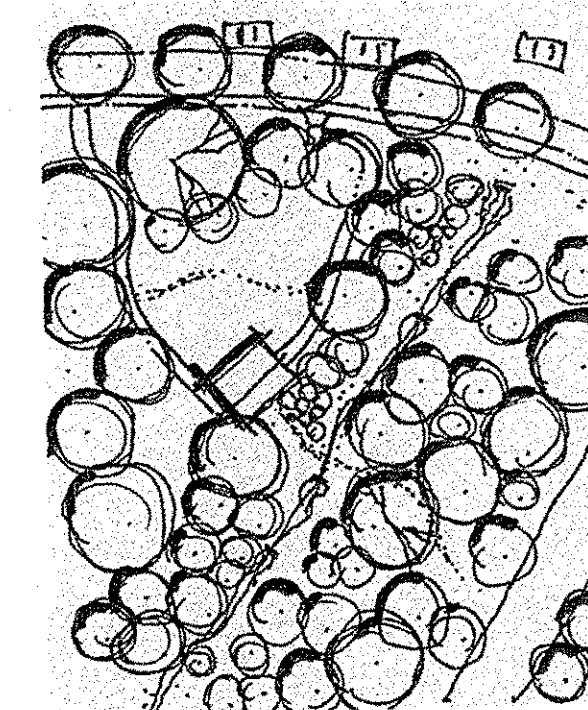
Lot 8

Focal Point from Internal and External Areas

Informal Green Space

Public Access

Enhanced Landscaping along water's edge



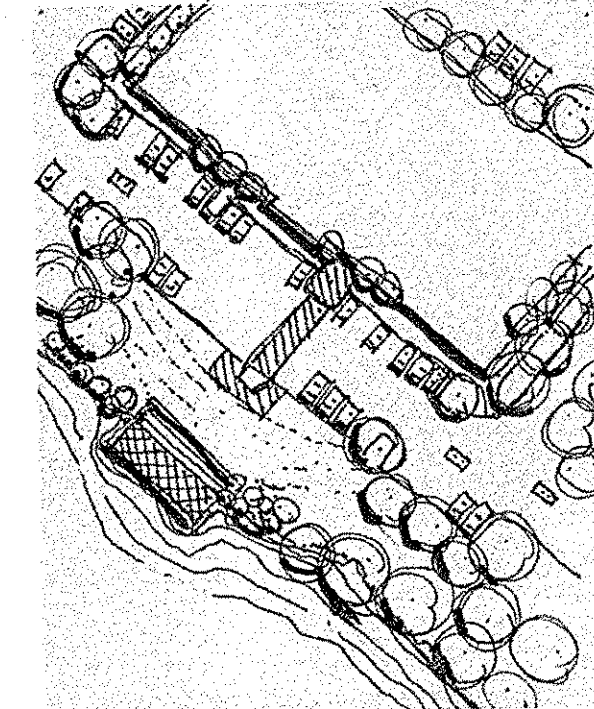
Lot 12

Well Defined, Natural Edges

Picnic Pavilion - Focal Point

Forest Restoration in Flood Plain

B
Specialty Park
(MIN. 10,000 SF)



Pedestrian Scale and Connections

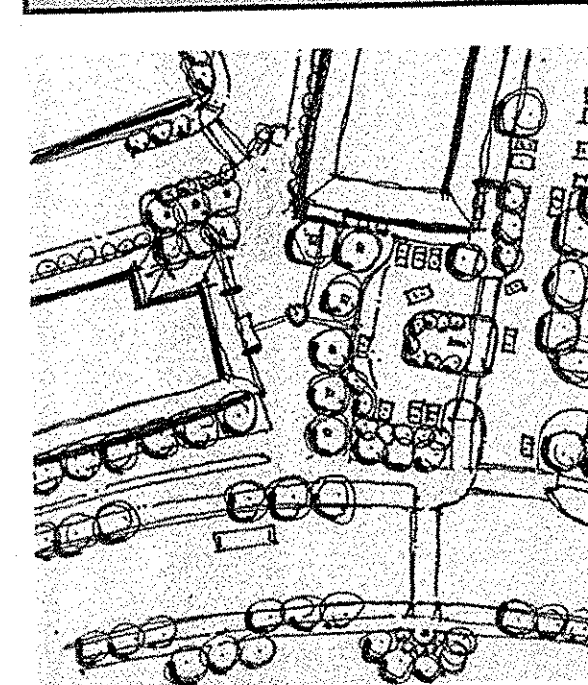
Handicap Access

Water Level Access, Picnic, and Seating Area

Focal Point

Enhanced Landscaping along water's edge

C
Pedestrian Court



Pedestrian Oriented Entrances

Pedestrian Connections to Principle Entrances

Integrated Modes

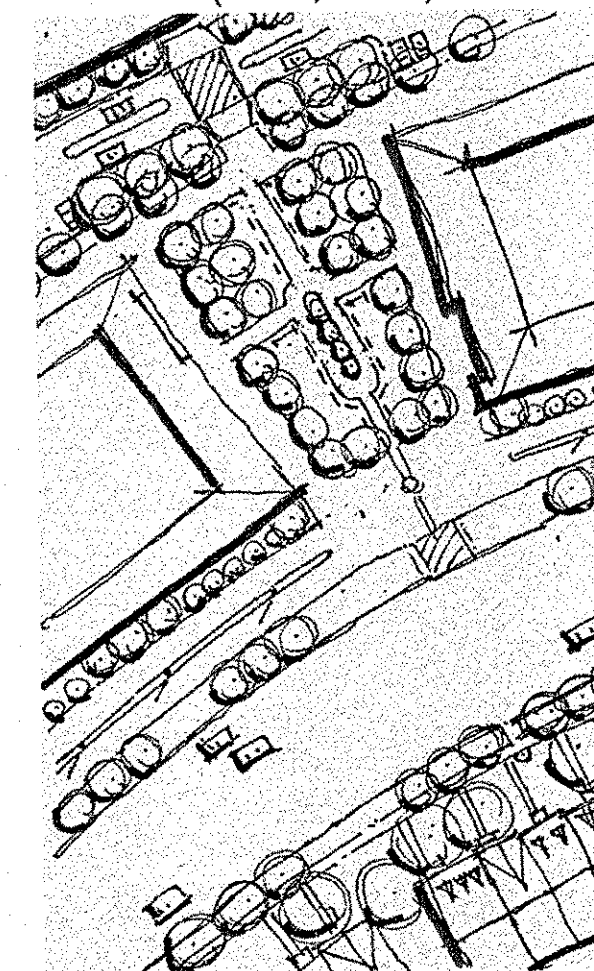
Plaza

Specialty Pavement

Marked Crosswalks and Parallel Sidewalks

Formal Street Tree Patterns

D
Pedestrian Plaza
(MIN. 5,000 SF)



Internal Connections

"Connector" Park with Seating

Pedestrian Multi-Use Path

Picnic and Seating Area

Connections to Primary Entrances

Parallel Sidewalks

Focal Point

Bike Rack(s)

FOR ILLUSTRATIVE PURPOSES ONLY

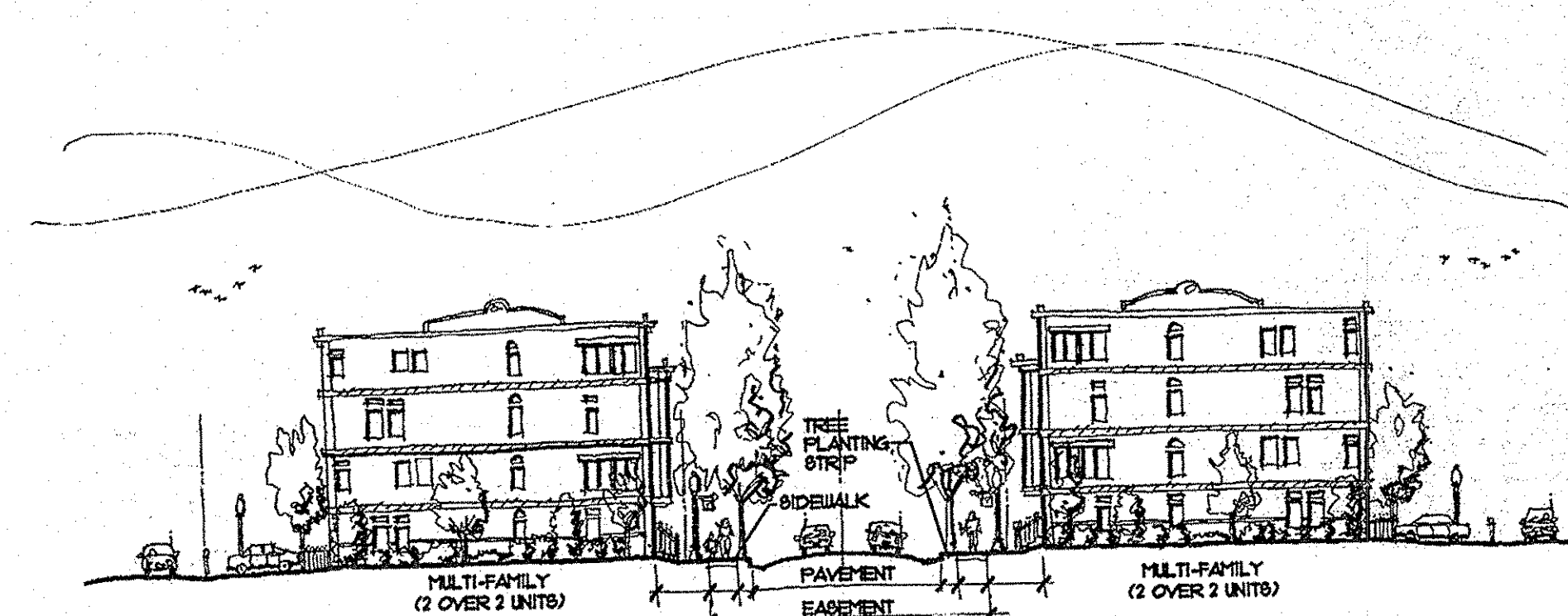
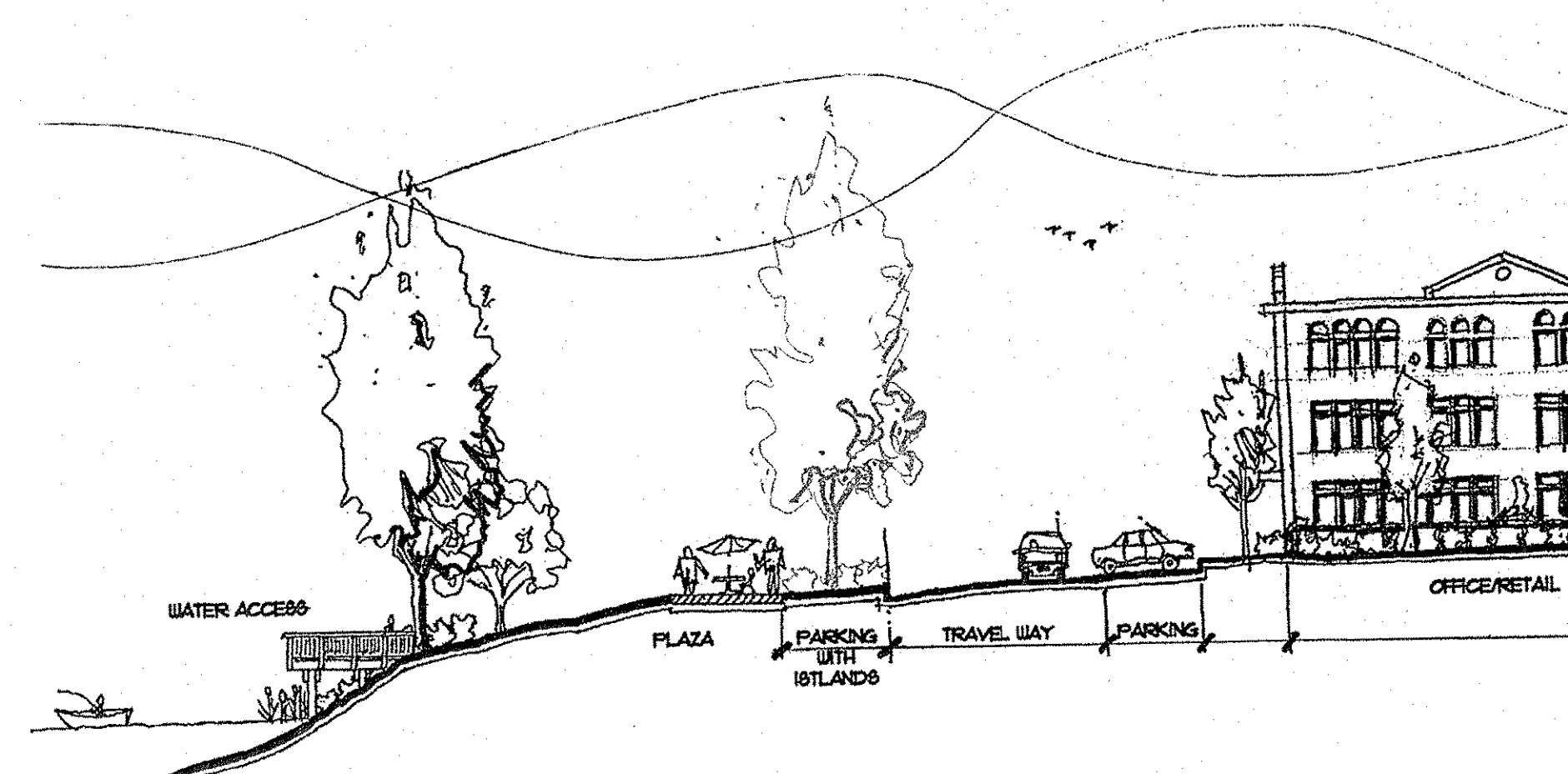
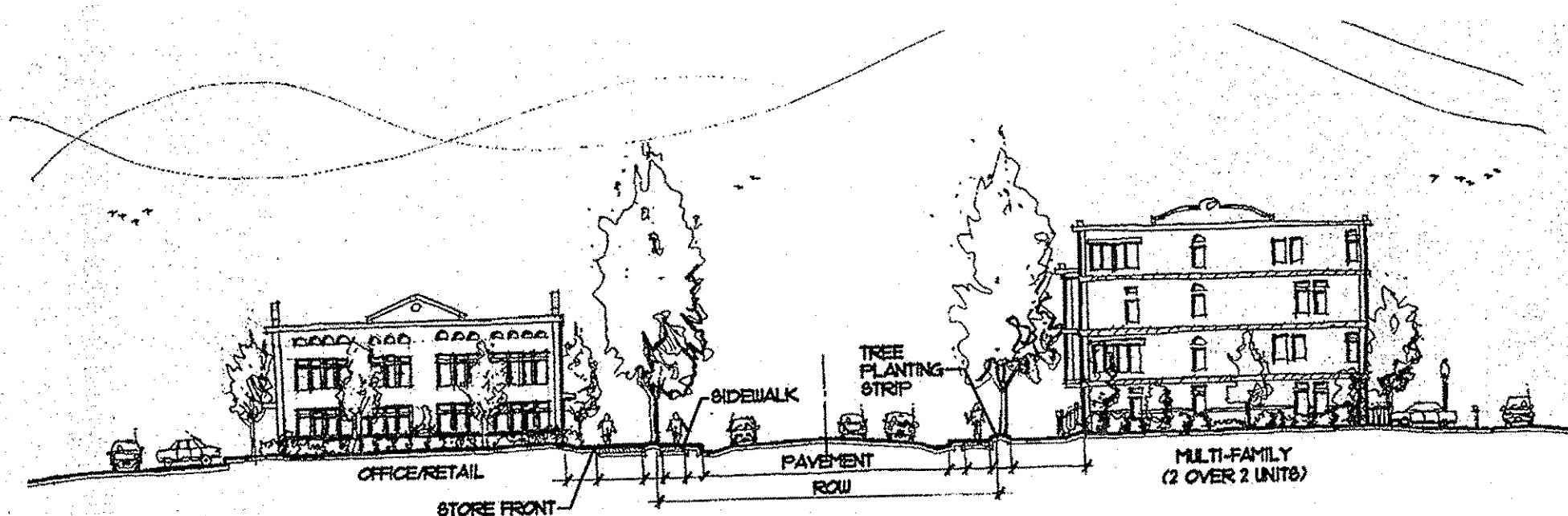
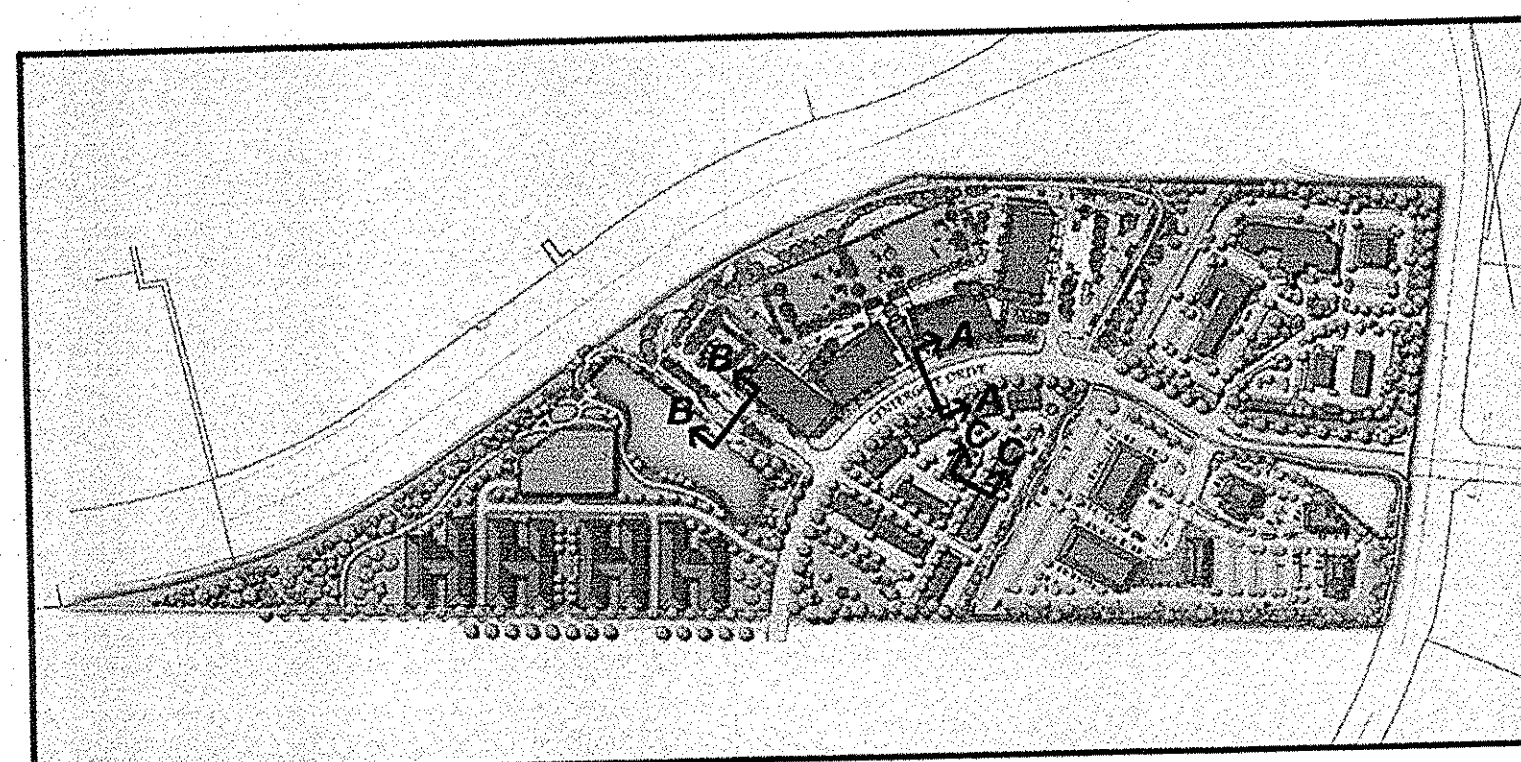
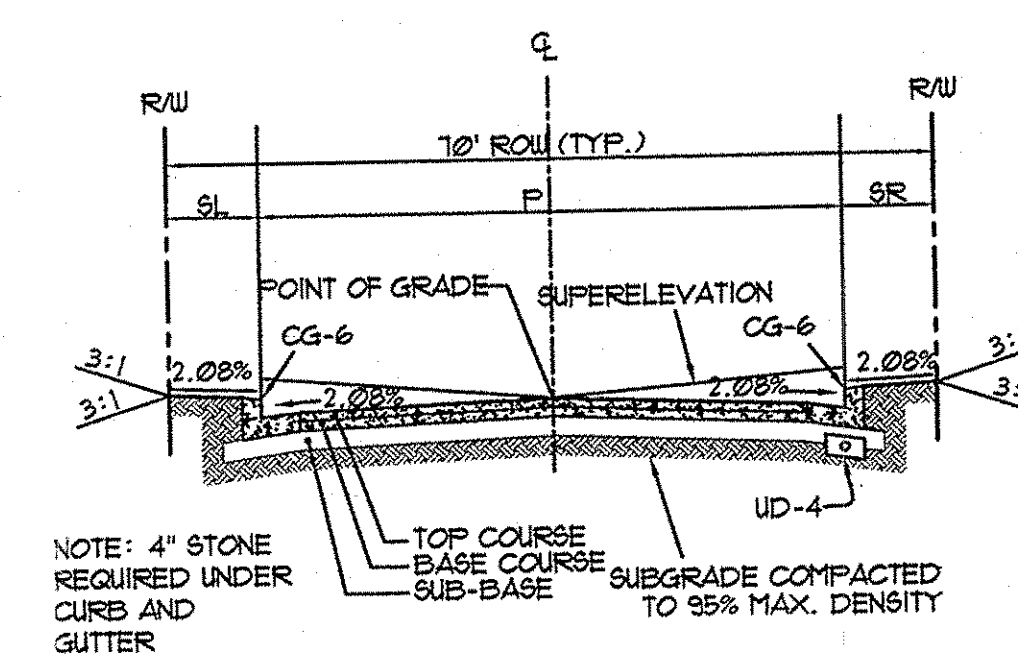
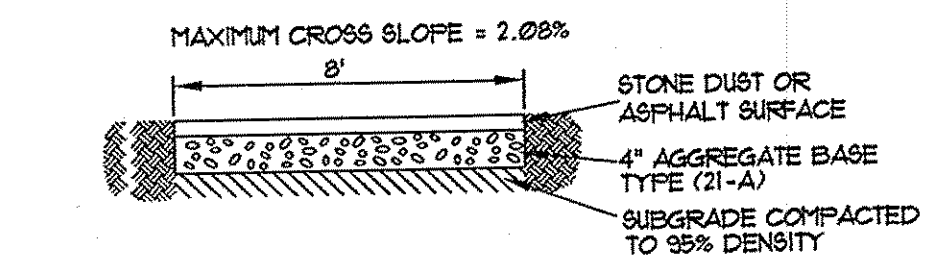
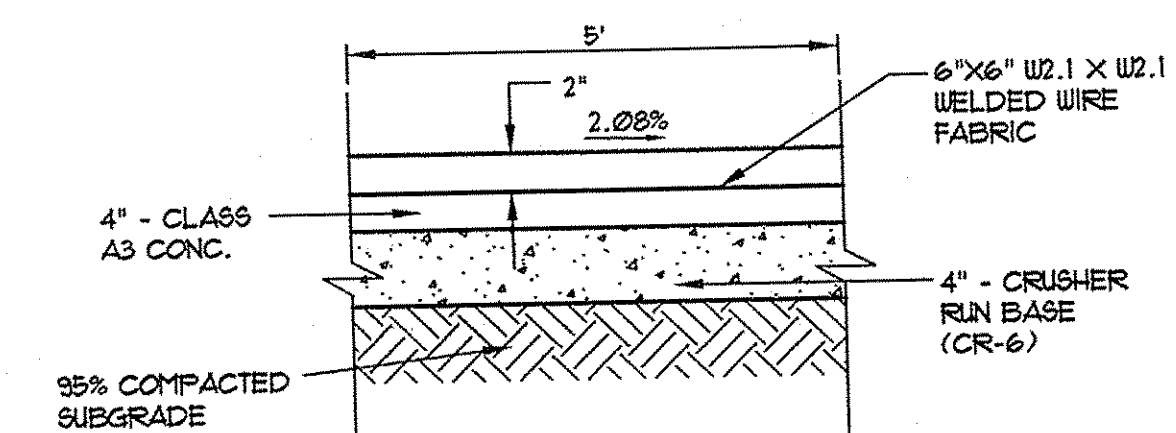
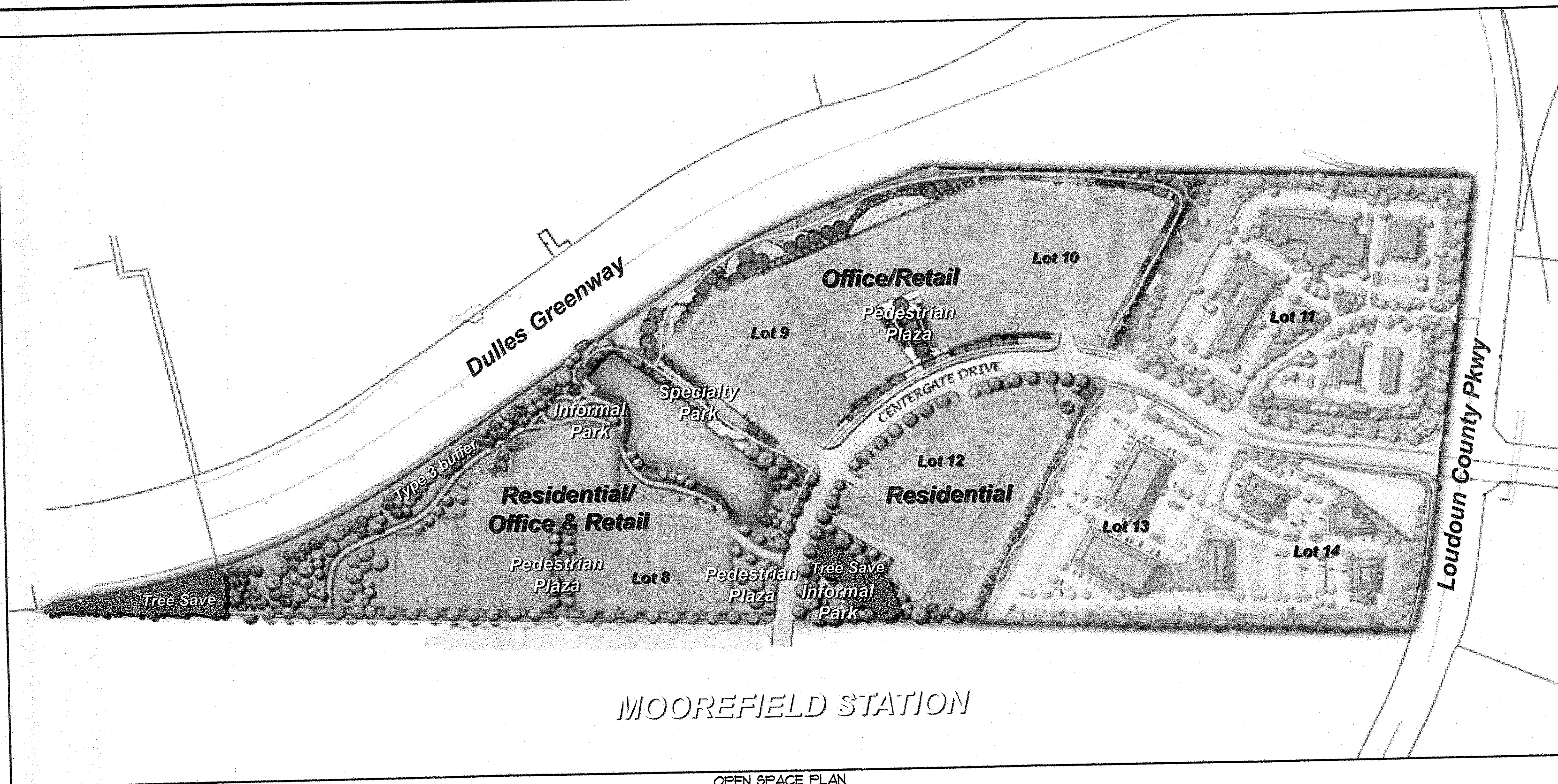
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AMENITIES PLAN
DULLES PARKWAY CENTER II
ZONING MAP AMENDMENT
ZMAP 2005-0041
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS			
1/30/06	COUNTY COMMENTS		
1/25/07	1ST REFERRAL COMMENTS		
4/16/07	2ND REFERRAL COMMENTS		
5/14/07	FOR PC HEARING		
6/4/07	STAFF COMMENTS		
7/6/07	CO. ATTORNEY COMMENTS		
DATE DESCRIPTION			
	CW	MWB	
DESIGN	DRAWN	CHKD	
SCALE	H: NTS	V:	
JOB No.	1221-01-013		
DATE	NOVEMBER, 2005		
FILE No.	1221-D-ZP-001		
SHEET	5 of 10		

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FOR ILLUSTRATIVE PURPOSES ONLY

ZONING REQUIREMENTS
LAND USE SUMMARY

Land Use Summary									
Existing Zoning								PD-OP and PD-IP	
Proposed Zoning								PD-TRC	
Total Site Area								40.25	acres
Building Requirements									
		Minimum		Maximum					
Building Height									
Inner Core		35		175					
Outer Core		25		125					
Floor Area Ratio									
Inner/Outer Core Subareas		Minimum		Maximum		Proposed			
Prior to Bus				0.6		See phasing plan			
Bus				1.0		See phasing plan			
Rail				2.0		None proposed			
Number of Dwelling Units/Acre									
Inner/Outer Core Subareas				Maximum		Proposed			
Prior to Bus				16		See phasing plan			
Bus				32		See phasing plan			
Rail				50		None proposed			
Mix of Uses									
Inner/Outer Core Subareas		Minimum				Proposed		Area (acres)	
Residential		20				31%		12.40	
Office		20				24%		9.70	
Commercial Retail & Services		10		See ZMOD "D&E" (this sht)		0%		0.00	(fully integrated)
Parks, Civic & Open Space		20				20%		8.05	
Open Space Tabulations									
						Proposed			
Open Space Required						20%			
(Inner/Outer Core: Public, Civic and Open Space areas)									
Open Space Provided						20%			
(Inner/Outer Core: Public, Civic and Open Space areas)									
Landscaped Open Space									
		Minimum				Proposed			
Inner Core		No minimum				5%			
Outer Core		10				10%			
Parking Tabulations									
In accordance with Zoning Ordinance requirements									

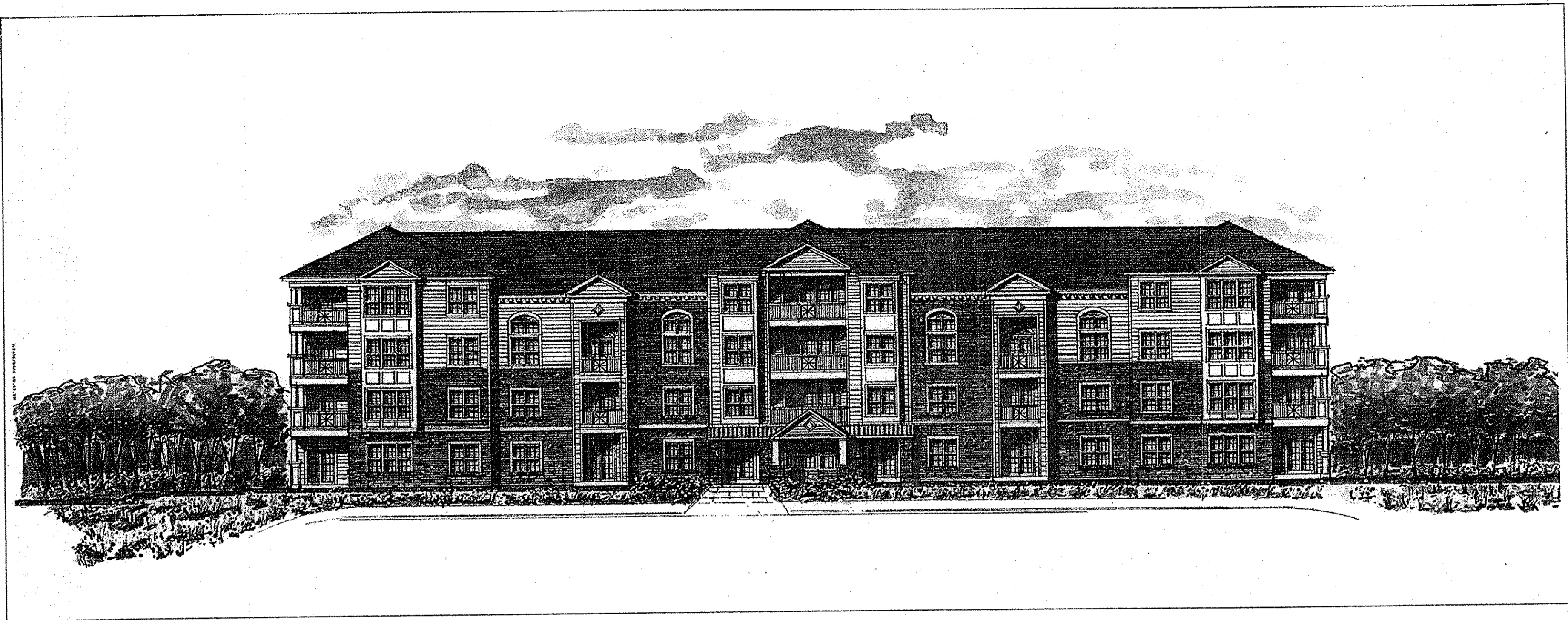
Proposed Phasing Table (Minimum - Maximum Densities for PD-TRC District):

Primary Use	Acres	Phase 1 - Prior to bus						Phase 2 - Bus Service					
		Inner Core	Inner Core (Prop Density)	Outer Core	Outer Core (Prop Density)	Total (min.-max.)	Max. FAR or Density	Inner Core	Inner Core (Prop Density)	Outer Core	Outer Core (Prop Density)	Total (min.-max.)	Max. FAR or Density
Residential	22.01	0-170	0-7.7	16-130	0.7-5.9	16-300	16/acre	170-494	7.7-22.4	100-130	4.5-5.9	270-624	32/acre
Office/Retail	18.24	0	0	100,000-475,000	0.1-0.6	100,000-475,000	0.60	30,000-60,000	0.4-0.75	220,000-540,000	0.3-0.67	250,000-600,000	1.00
Total	40.25					0						0	
Open Space	8.05					8.05						8.05	

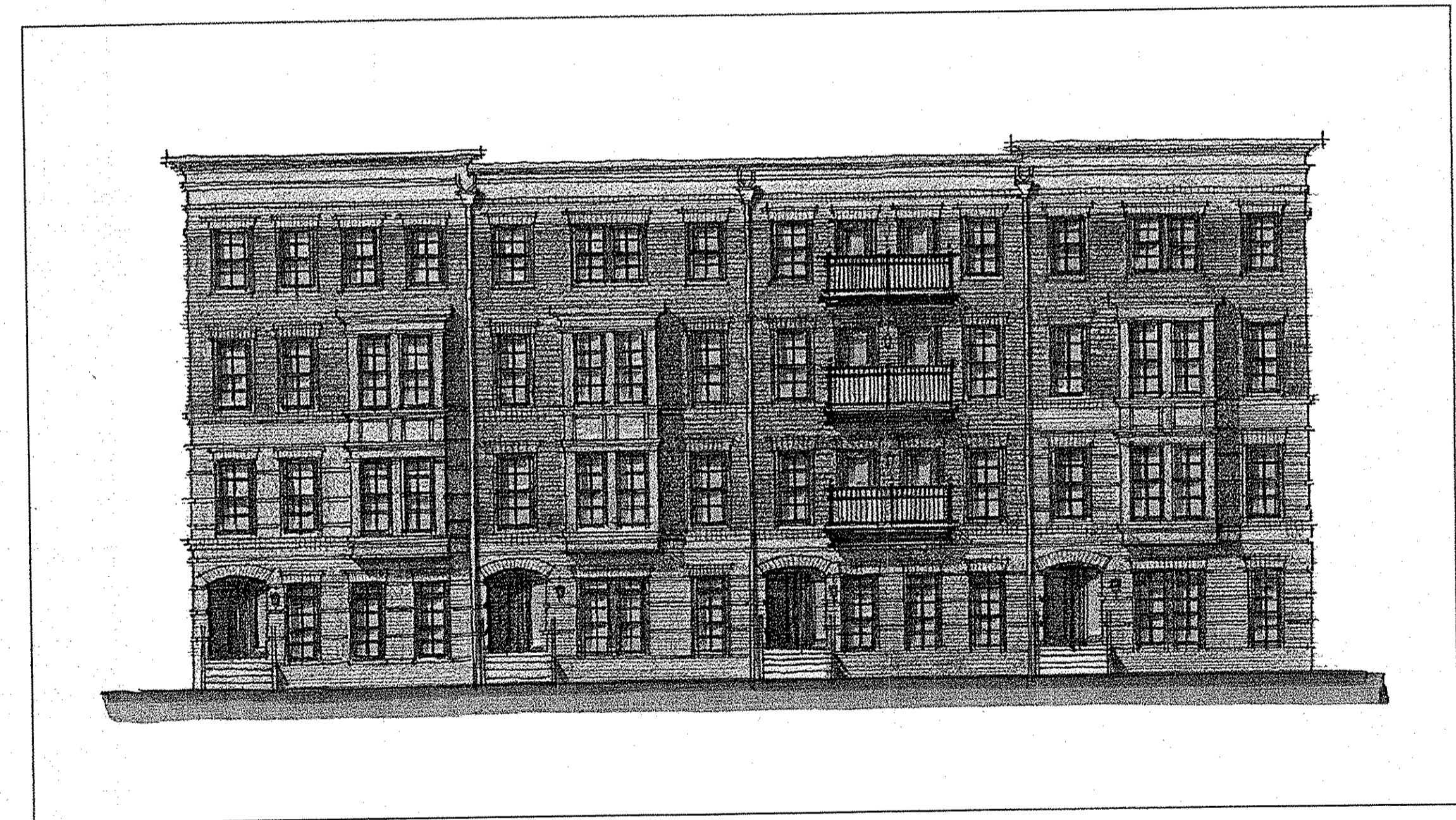
(1) No Rail phase is proposed with this project.
(2) ADUs shall be provided in accordance with the Zoning Ordinance.

ZONING ORDINANCE MODIFICATION:

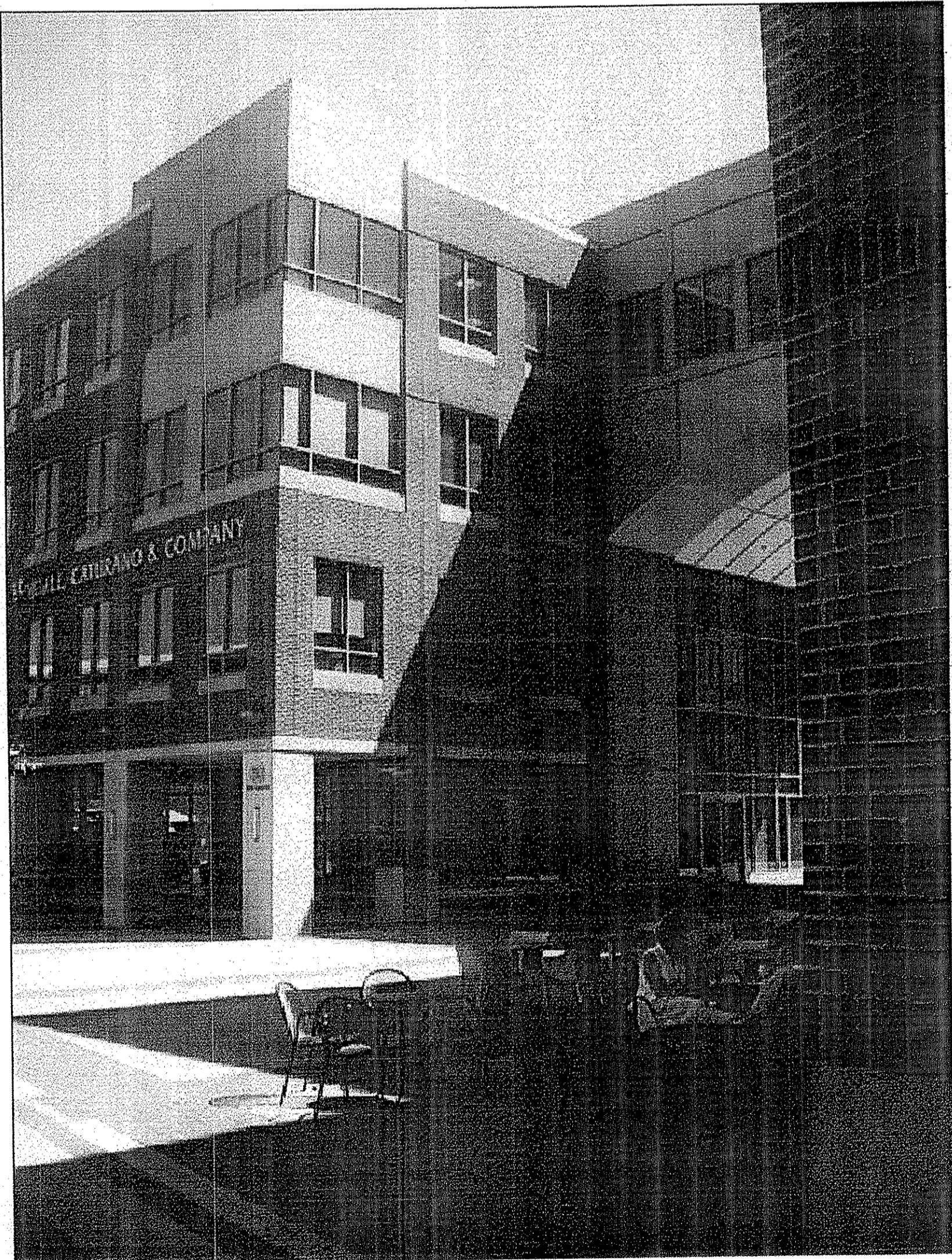
- A. A MODIFICATION IS HEREBY REQUESTED OF SECTION 5-900(A)(2) AND (C) TO MAINTAIN 125' BUILDING SETBACK AND 50' PARKING SETBACK (FOR BOTH SURFACE AND STRUCTURE PARKING) ALONG THE EXISTING DULLES GREENWAY (ROUTE 267) IN ACCORDANCE WITH THE PREVIOUSLY APPROVED ZONING CASE, ZMAP 89-0038.
- B. A MODIFICATION IS HEREBY REQUESTED OF SECTION 4-1113(A)(1) TO REDUCE THE MINIMUM 70% REQUIREMENT (INNER CORE) AND MINIMUM 50% REQUIREMENT (OUTER CORE) OF ANY LOT WIDTH ADJACENT TO A PUBLIC RIGHT-OF-WAY TO BE OCCUPIED BY A BUILDING WALL BUILT TO THE SETBACK LINE. ACCESS TO ANN STREET IS NOT AVAILABLE THROUGH MOOREFIELD STATION.
- C. A MODIFICATION IS HEREBY REQUESTED OF SECTION 4-1110(D), TO ALLOW BLOCKS TO EXCEED THE MAXIMUM DISTANCE OF 400 FEET OUTLINED IN THE TEXT, TO THAT SHOWN ON THE PLAN. DUE TO THE PHYSICAL FEATURES OF CENTERGATE DRIVE, EXSITING SWM POND AND NATURAL FLOODPLAIN AREA, THE MAXIMUM DISTANCE MAY NOT BE ACHIEVED.
- D. A MODIFICATION IS HEREBY REQUESTED OF SECTION 4-1109(A), TO ELIMINATE THE 10% REQUIREMENT OF GROSS LAND AREA FOR COMMERCIAL RETAIL AND SERVICES.
- E. A MODIFICATION IS REQUESTED OF SECTION 4-1109(C), TO ELIMINATE THE REQUIREMENT FOR ALL MINIMUM LAND USE CATEGORY PERCENTAGES TO BE ACHIEVED BEFORE ANY ONE CATEGORY IS EXCEEDED.
- F. A MODIFICATION IS HEREBY REQUESTED TO ELIMINATE THE REQUIREMENT TO PROVIDE A TDSA SUBAREA IN THE PD-TRC DISTRICT AS REQUIRED IN SECTION 4-1102(A) & (C).
- G. A MODIFICATION IS HEREBY REQUESTED OF SECTION 5-1414B(3), TYPE 3 BUFFER REQUIREMENT FOR A BERM TO BE LOCATED ALONG THE DULLES GREENWAY (ARTERIAL ROAD). THE APPLICANT REQUESTS THAT THE BERM BE OMITTED IN THE LOCATION OF THE STORM OUTFALL UNDER DULLES GREENWAY, THE LOCATION OF THE EXISTING SWM POND, AS WELL AS LOCATIONS WHERE THE PROVISION OF A BERM WOULD REQUIRE THE REMOVAL OF EXISTING VEGETATION.
- H. A MODIFICATION IS REQUESTED OF SECTION 4-1110(C) TO ELIMINATE THE REQUIREMENT FOR THE TRANSIT RELATED CENTER TO BE ARRANGED IN A GENERALLY RECTILINEAR PATTERN OF INTERCONNECTING STREETS AND BLOCK.
- I. A MODIFICATION IS REQUESTED OF SECTION 4-1113(B) TO ELIMINATE THE OUT CORE 30% MINIMUM FIRST FLOOR PEDESTRIAN-ORIENTED DEVELOPMENT FOR THE MULTI-FAMILY (WALK-UP) UNITS ON LOT 12.
- J. A MODIFICATION IS REQUESTED OF SECTION 4-1121(C) TO ALLOW COMMERCIAL USES TO BE ACCESSED BY PRIVATE STREETS.



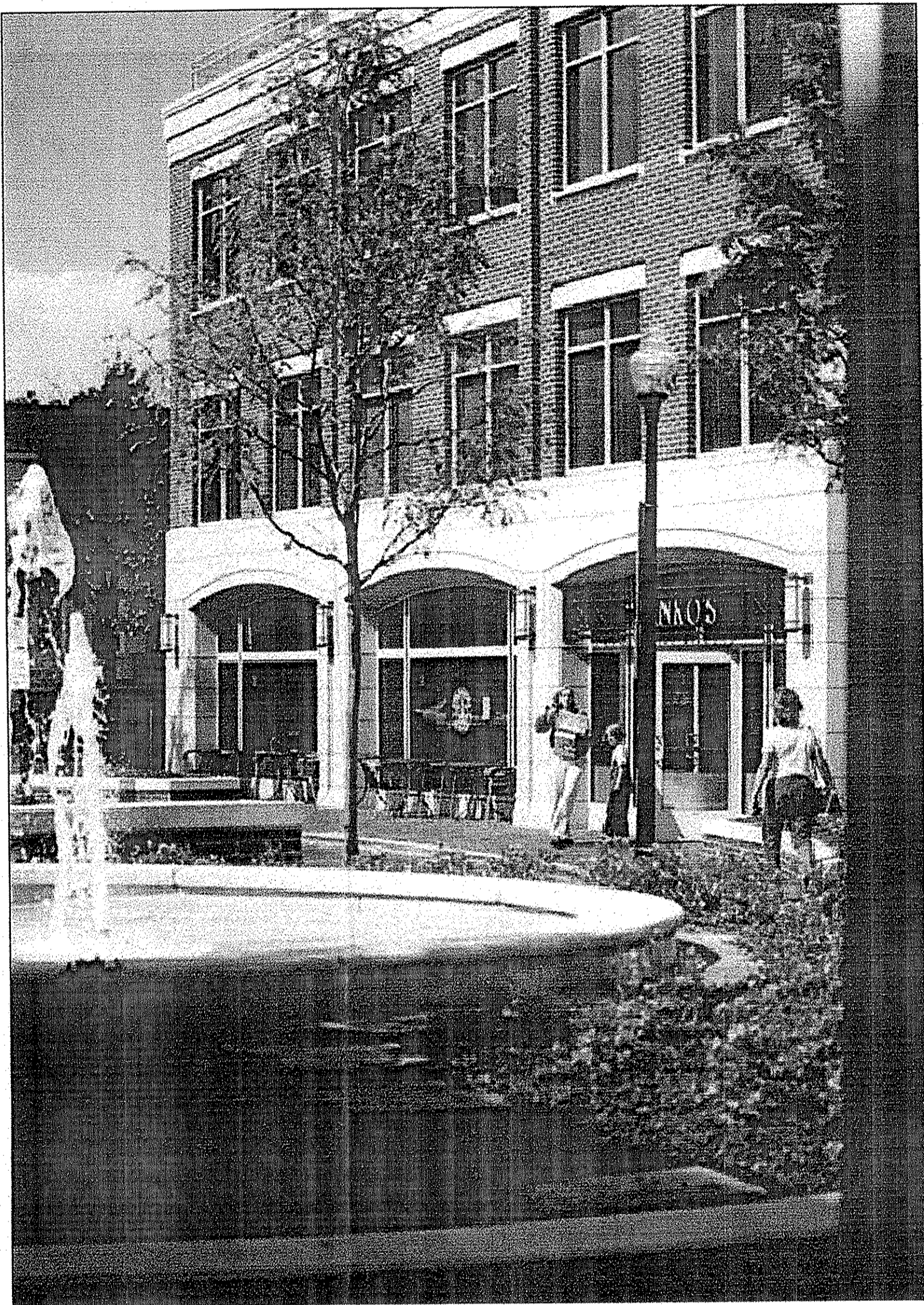
MULTIFAMILY — MID-RISE (TYPICAL)



MULTIFAMILY — WALK-UP (TYPICAL)



OFFICE (TYPICAL)



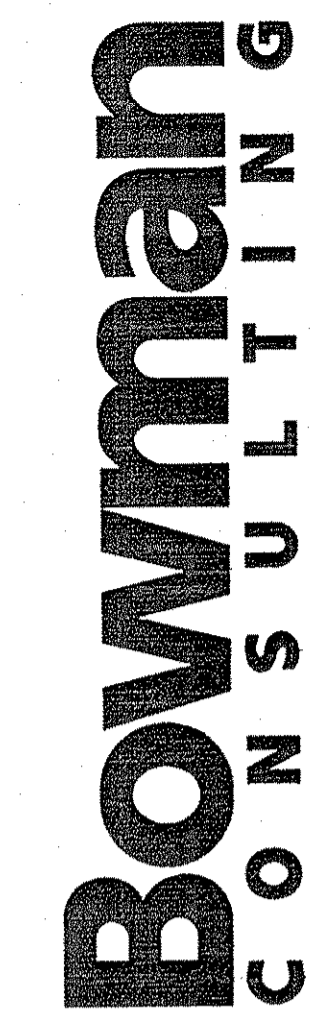
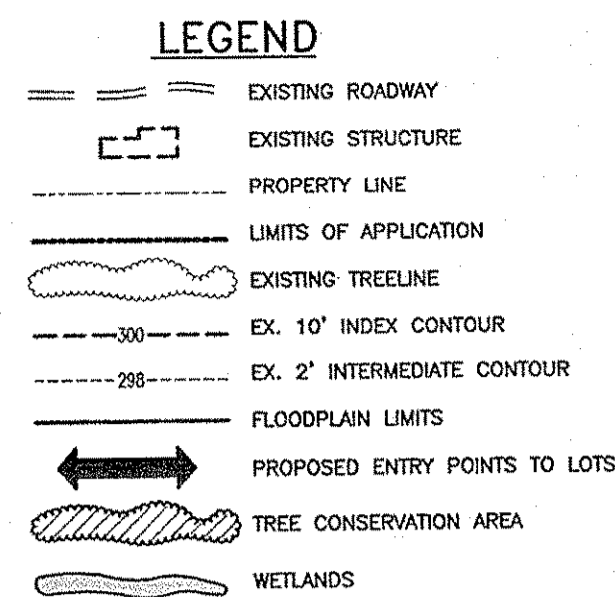
OFFICE OVER RETAIL (TYPICAL)

PLAN STATUS	
1/30/06	COUNTY COMMENTS
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JOB No.	1221-01-013	
DATE	NOVEMBER, 2005	
FILE No.	1221-D-ZP-001	
SHEET	8 of 10	

NOTE: ILLUSTRATIONS ARE SHOWN TO CONVEY QUALITY OF ARCHITECTURE AND SCALE OF PROPOSED BUILDINGS. ACTUAL ARCHITECTURE MAY BE ALTERED TO UNIFY PROJECT BUILDINGS.

Cad file name: P:\221-01-013\Resolving\Sheet & B-Labs and details.dwg



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DULLES PARKWAY CENTER II
COMBINED LAND USE PLAN
ZONING MAP AMENDMENT
ZMAP 2005-0041

PLAN STATUS	
1/30/06	COUNTY COMME
1/25/07	1ST REFERRAL CO
4/16/07	2ND REFERRAL CO
5/14/07	FOR PC HEARING
6/4/07	STAFF COMMENTS
7/6/07	CO. ATTORNEY CO

DATE		DESCRIPTION	
CW DESIGN	CW DRAWN	M CHECKED	M DATE
SCALE		H: 1" = 100' V:	
JOB No.		1221-01-	
DATE		NOVEMBER, 2	
FILE No.		1221-D-ZP	
SHEET		9 OF	

